

Town of Hingham
Historic Districts Commission
210 Central Street ~ Hingham, Massachusetts

Historic Districts Commission
Minutes of Meeting
Thursday May 14, 2020
6:30 PM

Remote meeting via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/87175513464>

Meeting ID: 871 7551 3464

Commission Members Present Remotely: Michael Collard, Hans von der Luft, Catherine Daley, Carol Pyles, and Alternate Members Ben Burnham, Tomas Kindler, Justin Aborn, Tracy Shriver, and Robert Edson. Also present remotely, Historical Administrator Andrea Young and Administrative Assistant Sherry Robertson.

- 6:30 P.M. Call to order
- 6:30 P.M. **Darrin Fitzgerald, 15-17 Lincoln Street, located in the Lincoln Local Historic District**, to relocate existing shed; construct new 2-level barn with lower level parking for 2 cars and upper level studio.
- 7:50 P.M. **Town of Hingham/Trustees of the Bathing Beach, Hingham Inner Harbor, located in the Lincoln Local Historic District**; to install 3 signs depicting facets of Hingham history along the Inner Harbor.
- 7:15 P.M. **Marycatherine Mamary, 219 Main Street, located in the Bachelor's Row/Pear Tree Hill Local Historic District**; for modifications to previously approved project plans for construction of a new house and garage.

This meeting is being held remotely as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts dated March 12, 2020 Suspending Certain Provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law.

15-17 Lincoln Street:

Darrin Fitzgerald, the applicant, was present remotely along with architect Vcevy Strekalovsky. Mr. Strekalovsky explained the plans which include relocating the existing shed and constructing a new two-level barn with lower level parking for two cars and an upper level studio. Commissioners Collard and Daley asked about the retaining wall and materials. Vcevy Strekalovsky explained that the wall will be the same height as the existing wall and will have a stone facade. He clarified that the function of the existing shed is a workshop. Commissioner von der Luft asked about the peak height of the house in relationship to the proposed barn. Mr. Strekalovsky clarified that the barn has a lower peak height than the house. The Commission agreed that a site visit would be helpful, and it would be best to have the new location for the shed and the location of the barn clearly marked. Commissioner von der Luft stated that it would be helpful at the site visit if they could have the walls staked out as well, so they could see how they would be constructed. The Commission agreed to continue the hearing to June 11, 2020 and to hold a site visit prior to the meeting.

Town of Hingham/Trustees of the Bathing Beach, Hingham Inner Harbor:

Bruce MacAloney was present remotely to represent the Trustees of the Bathing Beach. He described the signage and thanked the Hingham Schools for having students help check the grammar of the signs. Commissioner Aborn stated that the signs look great, just like the previously approved ones. Commissioner von der Luft asked about the durability of the signage. Mr. MacAloney stated that the signs are made of high pressure laminate and have a ten year warranty for no cracking, fading, or clouding.

Motion: Commissioner Aborn made a motion to grant a Certificate of Appropriateness to the Town Of Hingham Trustees of the Bathing Beach for the installation of three new signs along Hingham Harbor, as presented.

Second: Commissioner Pyles

In Favor: Commissioners Collard, von der Luft, Pyles, Daley, and Aborn

Opposed: none

219 Main Street:

Architect Can Tiryaki was present remotely and shared his screen to review the plans which show modifications to previously approved project plans for construction of a new single-family home and garage. He explained that the plans involve widening the rear wing. He stated that the new owners wish to make these revisions for personal preference, and that they would also like to finish the second floor, which was previously approved to be half-finished. The owners have also added dormers to the plan for the front elevation. A covered walkway to the detached garage is also proposed. Commissioner Collard read letters from abutters into the record, and some abutters were present remotely. Mark Fabbro of 221 Main Street voiced his concerns about the slope and the existing retaining wall noting that it is very important to look at how the foundation for this home and garage will be built, and how it will affect the slope. He also stated that he was surprised to see a tree company come in and remove many existing trees, noting the previous approval after the site walk had trees specifically marked for cutting or saving. Paul Healey of 209 Main Street stated he is concerned about the structure of the stone wall, and the elevation changes. He also stated that the modifications make him concerned that the changes

could make this more than a one bedroom home, and asked the Commission to maintain the original approval. He stated that the previous owner, Mr. Magner was sensitive to the area with the original design. He said that he shared concerns with Mr. Fabbro regarding the stone wall and feels that these new changes throw the design out of scale.

Commissioner Daley asked about the Commission's authority as it relates to when trees are cut after approvals. Commissioner Collard stated that the Commission's authority is to look at the streetscape and how the modifications affect it, but wants to make sure the integrity of the wall is maintained.

Commissioner von der Luft expressed his disappointment that the trees were cut, saying that he was under the impression the landscape would be kept as much as possible, and suggested that the applicant submit a landscape plan going forward. Commissioner Burnham agreed that it would be helpful to see a landscape plan, and that the applicant should reach out to the neighbors with respect to new plantings and hardscape. Both Commissioner Burnham and Commissioner Edson stated that the dormers seem out of character with the home. Commissioner Shriver asked about the square footage of the proposed house and noted characteristics of the other homes in the area stating that this is an opportunity to build new construction that is cohesive in the neighborhood. He agreed that the stone wall needs to be protected.

Abutter Clark Bedford of 218 Main Street voiced concerns that the design of the home may be too modern. Commissioner Collard stated that looking back at the original proposal, the Commission was comfortable with the site plan and building design, but he is sensing that the members are unsure that these modifications are appropriate. He stated that another site visit would be helpful and Commission members agreed. The applicant, Jim Mammary, stated that they plan to landscape appropriately, and have owned several homes in town and have been proud of being good neighbors. He also stated that they do not plan to add bedrooms on the bottom floor. They wanted to add a wine cellar on the bottom floor, and therefore want to put the bedroom on the second floor. The Commission members gave suggestions regarding the side entrance, and Commissioner Collard reminded the applicant to submit a hardscape plan. The Commission agreed to continue the hearing to the next meeting, June 11, 2020.

As there was no other business, the meeting was adjourned at 8:30PM

Respectfully Submitted,

Sherry Robertson
Administrative Assistant